

PLANNING & ZONING COMMISSION
Meeting Minutes
March 12, 2025

The Mount Vernon Planning & Zoning Commission met at 6:30 p.m. on March 12, 2025 at City Hall, 213 First St NW, Mount Vernon, IA; with the option of attendance via Zoom.

Call to Order: At 6:37 p.m., Commission Chair Truman Jordan called the meeting to order.

Roll Call: Four members present: Truman Jordan, Jay Willems, Jacob Lindauer and Cathy George, member Horst absent. City staff member Leigh Bradbury attending.

Approval of Agenda: Motion by Willems to approve agenda, seconded by Lindauer. All in favor.

Approval of Minutes: The minutes for February 26, 2025 were not available. Approval was therefore tabled until the next meeting.

Public discussion - items not on the agenda: None.

Item #5: Repealing of Ordinance Amendment #8-5-2019A

This amendment returns the White Pines PUD to its original site plan with 14 dwelling units. The applicant is purchasing the right to build, parcels are owned by the condo association.

Motion to recommend repealing of Ordinance Amendment #8-5-2019A moved by Willems, seconded by George. All in favor.

Item #6: Ord. Amendment - US Highway 30 Master Plan (US30MP) Overlay District

Commissioners discussed a number of concerns, including the potential impact to current and pending projects in the proposed area. Projects that are underway would not be affected. Significant changes in a permitted (approved) project's original scope and/or site/building design would be subject to review, if proposed after final approval of an amendment by City Council.

Staff confirmed the amendment process to include written notice to affected parcels, public hearings by both the commission and City Council prior to a final vote.

Parcels that are zoned High-Density Residential on the west end of Business 30 are not recommended for inclusion at this time.

Staff confirmed the following projects were approved with application of the US30MP design standards following adoption in November, 2020:

New Construction

2022	210 Business 30 SW – Duling Coffee Holdings, LLC / Scooters
2019	203 Glenn St SE – ASG Properties LLC / Palisades Dental *
2022	311 Virgil Ave SE – Mustang Land Co LLC / MV Family Dentistry
2024	208 Glenn St SE - Community Housing Initiative / Cottonwood Trail
2025	Rachael St SW – Kwik Trip Inc. / Kwik Star

Improvements

102 Hwy 1 SE – Hardee’s drive-thru lighting & display

Motion to move forward with proposed amendment of the US Highway 30 Master Plan moved by Lindauer, seconded by Willems. All in favor.

Other Discussion

Per a question posed at the February 26th meeting, staff confirmed the total for Stonebrook Additions 1 through 10 to be 213 individual parcels, including eight (8) duplex units and resulting in a total of 221 dwelling units.

The next meeting date is set for April 16, 2025 at 6:30 p.m.

Adjournment at 7:28 p.m.

*Correction on 203 Glenn St SE – this project occurred prior to adoption of the US30MP.